

## Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Surname

Urban

Company Name

Urban & Urban Properties Ltd

### Address

Address line 1

Oriel House

Address line 2

26 The Quadrant

Address line 3

Town/City

Richmond

County

London

Country

Postcode

TW9 1DL

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Demolition of an existing single storey bungalow on the site, followed by the construction of a new single family residential dwelling.

Reference number

22/2416/FUL

Date of decision (date must be pre-application submission)

11/07/2023

**Please state the condition number(s) to which this application relates**

Condition number(s)

DV49A  
DV29F  
U0155481  
U0155487  
LT04

Has the development already started?

Yes

No

## Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

Yes

No

If Yes, please indicate which part of the condition your application relates to

DV29F Potentially Contaminated Sites - This application seeks to discharge part 1 of condition DV29F, part 2 will be covered in a future application.

## Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

DV49A - Construction Management Plan: A CTMP has been provided by Starlight Projects Ltd (Starlight Projects - Construction Management Plan) in accordance with the Council's guidance.

DV29F - Potentially Contaminated Sites: A desk study and site investigation has been undertaken and a report has been provided by The Morton Partnership (11602 REPORT) in accordance with the Council's guidance.

U0155481 - Flood Risk: A flood defence design has been provided by MAP Architecture (2113\_P17 - Flood Defence Connections\_P1) showing how adequate flood defences will be achieved. Structural engineers Glanville have reviewed the design and provided further detail in red where required.

U0155487 - Arboricultural Method Statement (AMS): An AMS has been provided by Helyg Tree Surveys (2218\_40 Twickenham Rd\_Arb Report\_S3\_\_Rev01) in accordance with the Council's guidance.

LT04 - Protective Fencing (Other) - Small Fencing: The AMS provided by Helyg Tree Surveys (2218\_40 Twickenham Rd\_Arb Report\_S3\_\_Rev01) includes details regarding tree protection fencing and ground protection in accordance with the Council's guidance.

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes  
 No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

22/P0051/PREAPP

Date (must be pre-application submission)

19/05/2022

Details of the pre-application advice received

Pre-Application Conclusion: At present there is an objection to the height and materiality of the proposal and its impact on the neighbouring BTMs and the applicant is advised to reduce the height accordingly. Further, it has not been demonstrated at this stage that the principle of a basement would be acceptable on this flood plain, and further information is required to justify the development in conjunction with consultation with the EA. Further information would be required for flood risk as well as other issues including but not limited to trees, ecology and neighbouring amenity.

## Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Robert Mawson

Date

29/08/2024